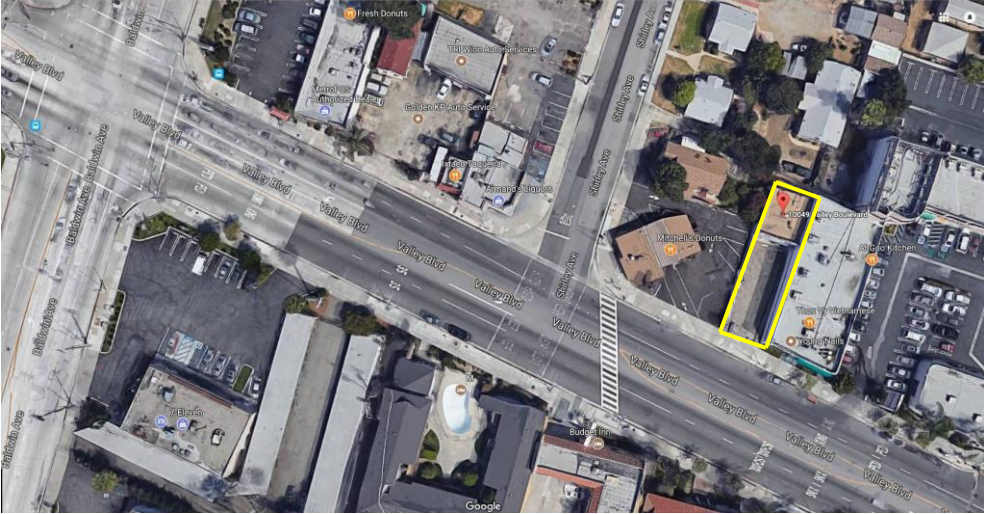




1,107 Free Standing Retail/Office Building for Sale

10049 Valley Blvd. El Monte, CA 91731
For Sale: \$495,000

- Free standing commercial building approximately 1,170 SF on a 3,296 SF lot.
- Recently remodeled with a reception area, three offices and restroom.
- Six parking spaces in a fenced and secured parking lot.
- Monument pole sign for excellent exposure along highly trafficked Valley Blvd near the intersection of Baldwin.
- Parking lot recently repaved and additional area behind building for storage.
- Close access to the 10 freeway via Santa Anita or Baldwin.



Population Estimates				
	1 Mile	3 Miles	5 Miles	
Population (2015)	27,717	255,260	591,050	
Average HH Income	\$60,926	\$68,344	\$76,851	
Daytime Population	30,255	226,267	566,624	

All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information.



Top Commercial Realty

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